

Particular	No. of Flats
Tower-1	48
Tower-2	56
Tower-3	56
TOTAL	160

Particular	Unit
Ground Floor	6
1st TO 3rd	18
4th Floor	5
TOTAL	29

DETAIL OF SERVICE PERSONNALE	
SR. NOS.	NAME
1	EWS BLOCK
2	EWS BLOCK (5th TO 7th)
TOTAL =	16

GREEN AREA DETAIL			
SR. NOS.	TYPE	LENGTH	WIDTH
1	G1	15.325	23.564
2	G2	11.064	4.872
3	G3	71.055	38.807
4	G4	9.455	6.112
5	G5	4.578	3.728
6	G6	AS PER PLINE	11.548
7	G7	AS PER PLINE	8.468
8	G8	AS PER PLINE	31.808
9	G9	AS PER PLINE	21.390
10	G10	AS PER PLINE	15.035
11	G11	AS PER PLINE	180.890
12	G12	AS PER PLINE	45.860
13	G13	AS PER PLINE	121.200
14	G14	AS PER PLINE	44.683
15	G15	AS PER PLINE	67.607
16	G16	AS PER PLINE	92.015
17	G17	AS PER PLINE	38.024
18	G18	AS PER PLINE	15.573
19	G19	AS PER PLINE	12.979
20	G20	AS PER PLINE	1.995
TOTAL		35.371	1423.860
GREEN AREA PROVIDED = 1423.860 X 100 / 9203.548 = 15.36% OF PLOT AREA			
PERM. GREEN AREA @ 15% OF 9203.548 = 1380.532 SQ.MT.			

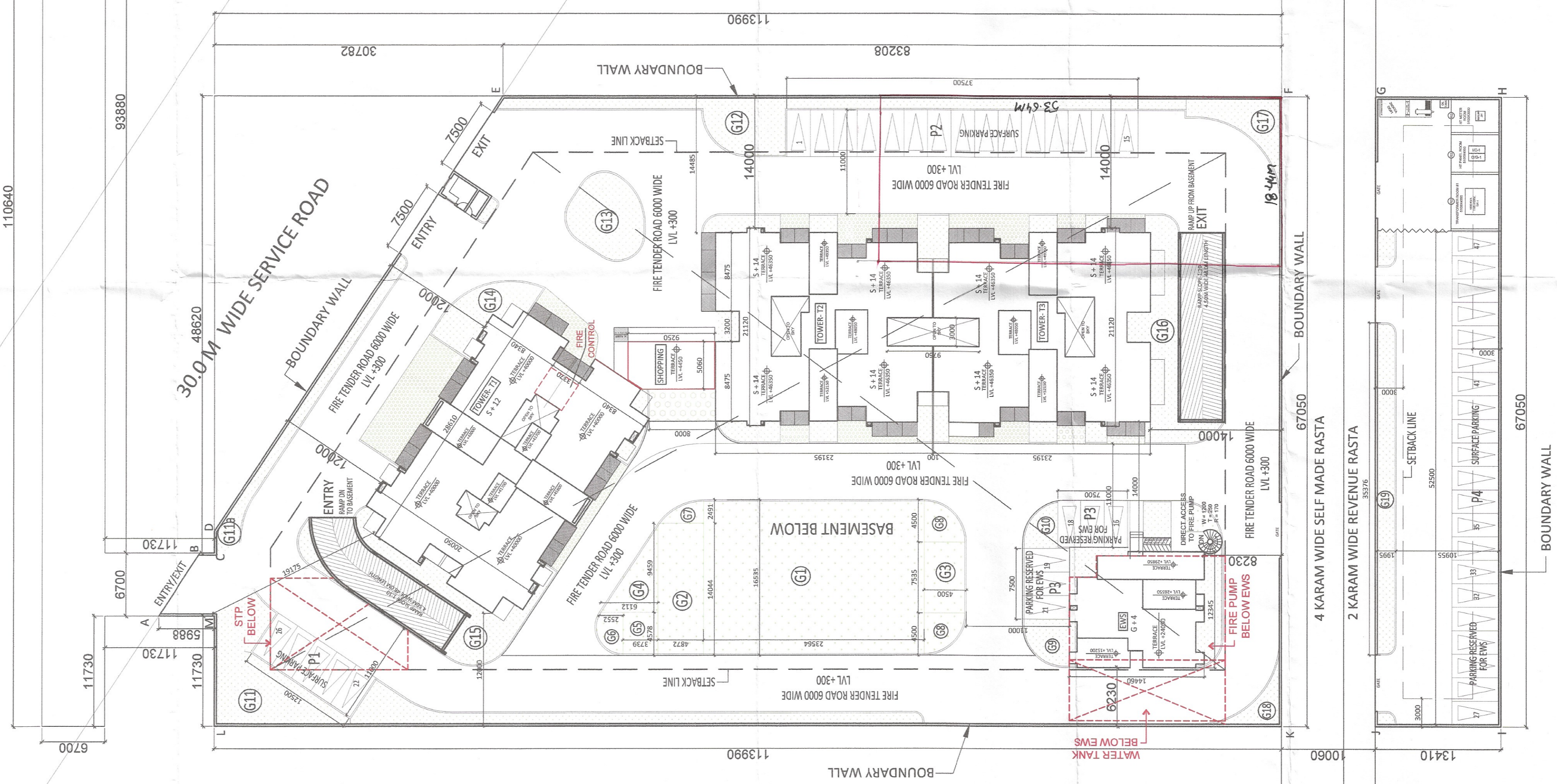
BASEMENT AREA & PARKING DETAIL			
ITEM	BASEMENT COVERED NON FAR AREA (In sqm)	BASEMENT SERVICE AREA (In sqm) (A+B)	BASEMENT PARKING PERMISSIBLE @ 32 sqm per car
BASEMENT NON FAR AREA PARKING	4889.315	5024.870	4326.624
TOTAL =			135
			206

TO BE READ WITH THIS OFFICE MEMO NO. DATED:

TOTAL NON FAR AREA DETAIL		
SR. NOS.	NAME	TOTAL AREA (In sqm)
1	BASEMENT AREA	4889.315
2	STILT AREA	962.352
3	MUMTY AREA	190.515
TOTAL =		6042.182

TOTAL MUMTY/MACHINE ROOM & WATER TANK AREA		
SR. NOS.	NAME	TOTAL AREA (In sqm)
1	TOWER-T1	53.422
2	TOWER-T2	43.224
3	TOWER-T3	43.224
4	EWS	50.645
TOTAL =		190.515

100.0 M WIDE GREEN BELT (including 30.0 m wide service road)



Sanctioned by
 S.P. Rautak
 Member
 B.P.A.C.

Checked and found ok for Public Health (Internal) Service only subject to comments in In forwarding letter No. 235577.DV. 24/12/2023

Supervising Engineer (HO) for Chief Engineer
 HSVP, Patna
 GURPREET KHEPAR AD (HQ)

Consultant Architect
 DTP (HQ) ATP (HQ)

Secretary, B.P.A.C.

12.0 M WIDE BYE PASS ROAD

TOTAL PLOT AREA for FAR Calculation = 9203.548 SQ.MT. OR 2.27425 ACRES.
 PERMISSIBLE GR. COVERAGE @ 35% = 3221.241 SQ.MT.
 PROPOSED GR. COVERAGE = 1444.099 SQ.MT. 15.690 %
 PERMISSIBLE FAR @ 175 OF 9203.548 sqmt. = 16106.209 SQ.MT.
 PROPOSED F.A.R. = 16100.295 SQ.MT. = 174.935
 TOTAL BUILT UP AREA = FAR AREA + NON FAR AREA
 16100.295 + 6042.182 = 22142.477 SQ.MT.

SR.	TOWER	FLOOR	INDS. OF FLOOR	HEIGHT IN METRE	INDS. OF PERSONAL COVERAGE	AREA	TOTAL FAR AREA
1	T-1	G+12	48	40.00	48	1920.00	5088.971
2	T-2	G+14	56	46.35	56	2595.60	4960.604
3	T-3	G+14	56	46.35	56	2595.60	4960.604
4	SER. PERSONNALE	G+7	29	24.05	29	697.35	1044.104
5	SHOPPING	G	4	4.45	4	17.80	46.012
GRAND TOTAL =			189		16	1444.099	16100.295

POPULATION DENSITY
 SERVICE POPULATION E.W.S. REQUIRED 15% OF TOTAL D.U. = 29
 PROPOSED E.W.S. = 29
 SERVICE PERSONAL 10% OF MAIN D.U.S. = 16
 PROPOSED PERSONAL = 16
 PERMISSIBLE DENSITY 100-400/PPA X 5 = 800
 PROPOSED NO. OF MAIN D.U.S. = 160 X 5 = 800
 E.W.S. = 29 X 2 = 58
 SERVICE PERSONAL = 16 X 2 = 32
 TOTAL POPULATION = 890
 DENSITY = 890/2.27425 = 391.337 PPA
 SHOPPING PERMISSIBLE COMMERCIAL AREA = 0.5% OF SITE AREA = 46.017 SQ.M.
 PROPOSED F.A.R. = 46.012 SQ.MT.
 PARKING CAR PARKING REQUIRE @ OF 1.5 PER FLAT = 246 CARS
 PROPOSED NO OF CAR PARKING ON SURFACE (OPEN) = 47
 PROPOSED NO OF CAR PARKING ON STILT (T1 TO T3) = 28
 PROPOSED NO OF CAR PARKING IN BASEMENT MECHANICAL CAR PARKING IN LBASEMENT = 206
 TOTAL CAR PARKING PROVIDED = 281
 CAR PARKING REQUIRE FOR EWS @ 5% OF 246 = 12.30, SAY 12 CARS
 CAR PARKING PROVIDED = 16 TO 21 & 27 TO 32 (12 CARS)

SURFACE PARKING AREA DETAIL			
SR. NOS.	TYPE	LENGTH	WIDTH
1	P1	12.500	11.000
2	P2	57.500	11.000
3	P3	7.500	11.000
4	P4	52.500	11.000
TOTAL =			1292.500
PARKING AVAILABLE = 1292 / 23 = 56 CARS PARKING PROVIDED = 47 CARS			

STILT AREA DETAIL		
SR. NOS.	NAME	TOTAL STILT AREA (SQM)
1	STILT-1	70.074
2	STILT-2	70.074
3	STILT-3	70.074
4	STILT-4	70.074
TOTAL =		280.300
PARKING PROVIDED = 28 CARS		

PROVIDED STILT AREA PARKING DETAIL		
SR. NOS.	NAME	TOTAL STILT PARKING
1	STILT-1	7
2	STILT-2	7
3	STILT-3	7
4	STILT-4	7
TOTAL =		28

NORTH

PROJECT: FLOWING SPACE AND BUILDING WORKSHOP
 ROKHTAK ADDRESS: 313 SECTOR-1, ROKHTAK (P41605585)
 P41 NO. 01-14181011

ARCHITECTS: BAHAR SAJJAD ARCHITECTS
 P41 NO. 01-14181011

FOR PATANJALI BUILDCON PVT. LTD.
 Bahar Sajjad
 DIRECTOR

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